



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD

### CONSENT MINUTES

**Monday, May 04, 2009**

**David Gebhard Public Meeting Room: 630 Garden Street**

**11:00 A.M.**

**BOARD MEMBERS:**

WILLIAM MAHAN, CHAIR  
PAUL ZINK, VICE-CHAIR (Consent Alternate)  
BERNIE BERNSTEIN  
ERIN CARROLL (Consent Calendar Representative)  
GLEN DEISLER (Consent Calendar Representative)  
GARY MOSEL  
DENISE WOOLERY (Consent Alternate)

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** STELLA LARSON

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
TONY BOUGHMAN, Planning Technician  
GLORIA SHAFER, Commission Secretary

**Website:** [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

### **PLEASE BE ADVISED**

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the SFDB may refer items to the Full Board for review.

**APPEALS:** Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the SFDB).

**AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/sfdb](http://www.SantaBarbaraCa.gov/sfdb). Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Tony Boughman, Planning Technician, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday; or by email at [tboughman@santabarbaraca.gov](mailto:tboughman@santabarbaraca.gov). Please check our website under City Calendar to verify closure dates.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**POSTING:** On April 30, 2009 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov/sfdb](http://www.SantaBarbaraCa.gov/sfdb).

**PUBLIC COMMENT:** Any member of the public may address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day.

## **NEW ITEM**

### **A. 265 CONEJO RD**

**A-1 Zone**

Assessor's Parcel Number: 019-041-008  
Application Number: MST2009-00183  
Owner: Wendy Edmunds  
Designer: The Fine Line

(Proposal to replace an approximately 1,500 square foot one-story single-family residence and garage destroyed in the Tea Fire. Proposed is a 1,662 square foot one-story residence and attached 451 square foot attached two-car garage. The total proposed 2,113 square feet on the 2.35 acre lot in the Hillside Design District is 37% of the maximum guideline floor to lot area ratio [FAR].)

**(Action may be taken if sufficient information is provided.)**

Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued to one week to Consent Calendar with the following conditions and comment: 1) provide a color board, sample of roof material, and window cladding; 2) use stucco, brick, or stone for chimney; 3) use native ground cover instead of Comprosmia; 4) show fire protection zones and update the water compliance statement on the landscape plan; 6) show eave detail and roof ventilation; 7) the one-story project is appropriate, and preserves existing trees.

**NEW ITEM****B. 2111 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-041-026  
Application Number: MST2009-00173  
Owner: MacMillan Family Trust  
Architect: Steve Dowty  
Engineer: Morgan Jones  
Contractor: Thomas Bortolazzo Construction

(Proposal to rebuild a 2,706 square foot two-story single-family residence and attached 482 square foot two-car garage destroyed in the Tea Fire. The project is located in the existing building footprint and includes the replacement of an 857 square foot first-floor deck and a 152 square foot second-floor deck. Staff Hearing Officer approval of a modification is requested to allow alterations within the setback. The proposed total of 3,280 square feet on the 1.1 acre lot in the Hillside Design District is 64% of the maximum guideline FAR. )

**(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)**

Continued to the Staff Hearing Officer with the following comments: 1) the additional development is supportable architecturally; 2) alterations and reconfiguration of windows in the setback are supportable; 3) study stone, masonry, or stucco for chimney; 4) show fireplace on the floor plan; 5) return with details of doors, windows, rakes, eaves 6) provide a color board 7) provide cut sheets of exterior light fixtures and garage door.

**FINAL REVIEW****C. 14 CAMINO VERDE****E-1 Zone**

Assessor's Parcel Number: 019-282-003  
Application Number: MST2009-00032  
Owner: Dennis B. Dierenfield Living Trust  
Architect: Ferguson-Ettinger Architects

(Proposal to replace a 2,880 square foot two-story single-family residence and 440 square foot detached two-car garage destroyed in the Tea Fire. The project consists of a 2,667 square foot two-story house and attached 484 square foot garage. Staff Hearing Officer approval is requested to allow the garage to be moved further from the street but still encroaching into the front setback. The proposed total of 3,151 square feet on the 9,085 square foot lot in the Hillside Design District is 91% of the maximum FAR.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 017-09.)**

Final Approval of the architecture with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the following conditions and comment: 1) return with a landscape plan and show irrigation compliance; 2) Use 1/8 inch stainless steel cable with rustic finish 1.5 inch steel pipe for retaining wall railing instead of glass railing, glass railing would need to be reviewed by the Full Board; 4) the project is built into the slope and provides high quality materials.

**NEW ITEM****D. 1537 KNOLL CIRCLE DR****E-1 Zone**

Assessor's Parcel Number: 015-141-013  
Application Number: MST2009-00198  
Architect: Bill Dang  
Owner: Ted and Jean Mitchell

(Proposal for 698 square feet of one-story additions and remodeling for an existing 1,468 one-story single-family residence and remodeling the existing 544 square foot detached two-car garage. Staff Hearing Officer approval of a modification is requested for alterations to the garage within the setback. A total of 2,677 square feet is proposed on the 9,798 square foot lot in the Hillside Design District.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)**

Continued indefinitely to the Staff Hearing Officer and return to Consent Calendar with the following comments: 1) study color of plaster retaining wall; 2) the change from hip to gable roof is more compatible with the style and matches the house; 3) the proposed Monier brand Espana 600 s-tile is acceptable if installed with required conditions of approval for one-piece tile.

**NEW ITEM****E. 528 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-333-014  
Application Number: MST2009-00184  
Owner: Alexander Shane Nelson  
Architect: James Zimmerman

(Proposal to replace an existing cantilevered balcony in the front of the existing house on a 10,295 square foot lot in the Hillside Design District. The balcony will be replaced in the same size and dimensions. The railing changed from wood to stainless steel cable.)

**(Action may be taken if sufficient information is provided.)**

Final Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the following conditions and comment: 1) exposed joists to match existing wood finish; 2) railing to have brushed finish; 3) the project is compatible with the neighborhood, is the same size as existing structure, and more fire-resistant.

**CONTINUED ITEM****F. 845 SEA RANCH DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-103-004  
Application Number: MST2009-00162  
Owner: Margaret Carswell Family Trust

(As-built deck and screening for water storage tanks.)

**(Action may be taken if sufficient information is provided.)**

Postponed indefinitely.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of landscaping for Items A and B, reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician II.